Map	Block	Lot		CARD		
157.0	0005	0004.0		1 of 1	Residential	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	745,000	/	745,000
USE VALUE:	745,000	/	745,000
ASSESSED:	745,000	/	745,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
211		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MA BIN
Owner 2:	SHEN YANYAN
Owner 3:	
Street 1:	211 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MA BIN -
Owner 2:	-
Street 1:	211 WACHUSETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Vinyl Exterior and 2447 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	322,100	2,900	420,000	745,000
Total Card	0.138	322,100	2,900	420,000	745,000
Total Parcel	0.138	322,100	2,900	420,000	745,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 304.45 | /Parcel: 304.4

Legal Description

User Acct 104737

GIS Ref

GIS Ref

Insp Date 06/11/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 157.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	322,100	2900	6,000.	420,000	745,000	745,000	Year End Roll	12/18/2019
2019	101	FV	250,900	2900	6,000.	420,000	673,800	673,800	Year End Roll	1/3/2019
2018	101	FV	259,500	2900	6,000.	354,000	616,400	616,400	Year End Roll	12/20/2017
2017	101	FV	259,500	2900	6,000.	324,000	586,400	586,400	Year End Roll	1/3/2017
2016	101	FV	259,500	2900	6,000.	276,000	538,400	538,400	Year End	1/4/2016
2015	101	FV	244,500	2900	6,000.	240,000	487,400	487,400	Year End Roll	12/11/2014
2014	101	FV	244,500	2900	6,000.	222,000	469,400	469,400	Year End Roll	12/16/2013
2013	101	FV	244,500	2900	6,000.	211,200	458,600	458,600		12/13/2012

!12315!

PRINT

Date	Time
12/11/20	02:24:49

LAST REV

Date	Time
07/05/18	09:35:14

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12315

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MA BIN,	55997-164		12/7/2010	Convenience	1	No	No		
ALLEN PATRICK M	55709-123		10/29/2010		550,000	No	No		
CLAUSON FREDERI	11962-367		3/1/1971		27,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2012	652	Manual	2,500					ROOF REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2018	MEAS&NOTICE	BS	Barbara S
12/15/2008	Measured	372	PATRIOT
12/21/1999	Mailer Sent		
12/3/1999	Entry Denied	268	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	104737
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	420,000	Spl Credit		Total:	420,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.22979021
Const Adj.:	1.00489950
Adj $ / SQ:	154.477
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	437693
Depreciation:	115551
Depreciated Total:	322142

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2	HB					

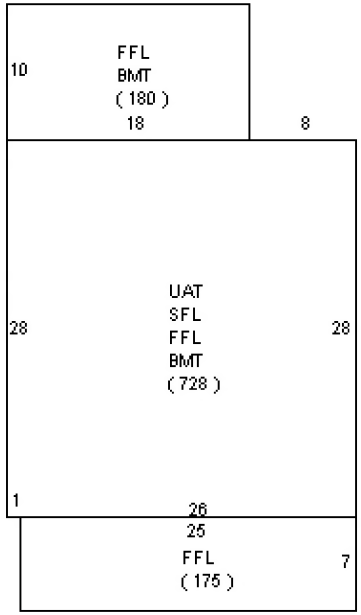
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	
Ind.Val			

Juris. Factor:		Before Depr:	154.48
Special Features:	0	Val/Su Net:	111.03
Final Total:	322100	Val/Su SzAd	177.86

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,083	154.480	167,299
BMT	Basement	908	61.400	55,755
SFL	Second Floor	728	154.480	112,459
UAT	Upper Attic	182	108.130	19,680

Net Sketched Area:	2,901			Total:	355,193
Size Ad	1811	Gross Are	3447	FinArea	2447

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X15	A	AV	1922	31.67	T	40	101			2,900			2,900

More:	N	Total Yard Items:	2,900	Total Special Featues:	
Total:	2,900				